

3.0 Use and Amount



9 no. new houses are proposed as follows on a 0.58 ha portion of the site, as shown within the redline boundary:

Area Schedule

Type A - 4B/6P - 118.6 sqm GIA

Type B - 3B/5P - 112.4 sqm GIA

Type C - 2B/4P - 90.4 sqm GIA

Plot 1,2 Type C at 90.4 sqm GIA

$90.4 \times 2 = 180.8$ sqm GIA

Plot 3,4,5,6 Type A at 118.6 sqm Gia

$118.6 \times 4 = 474.4$ sqm Gia

Plot 7,8,9 Type B at 112.4 sqm Gia

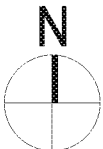
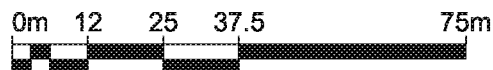
$112.4 \times 3 = 337.2$ sqm Gia

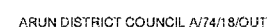
Total Development (9 Units) - 992.4 sqm GIA

Total Area Site - 0.58 Hectares

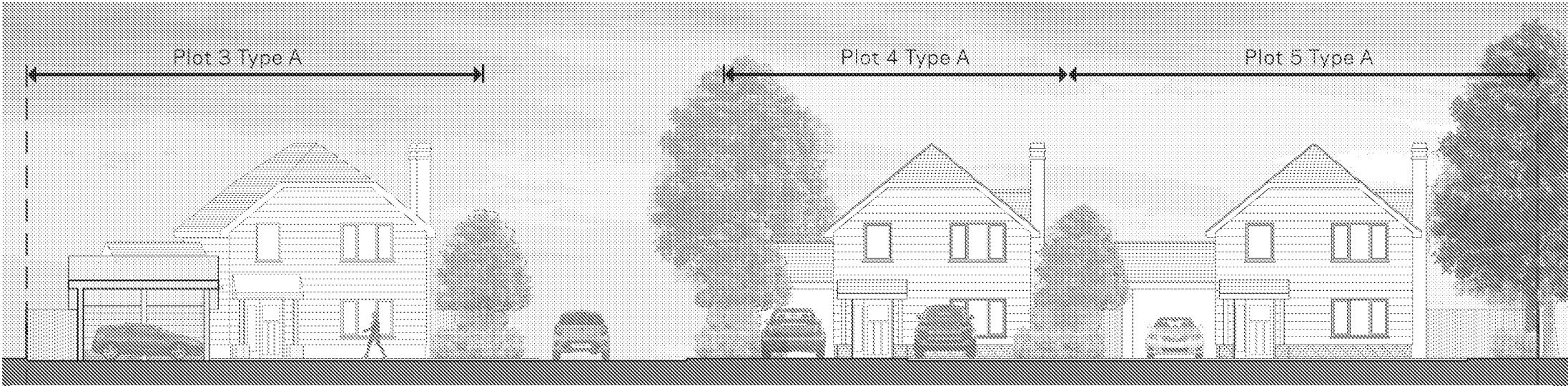
-  House Type A - 4B/6p
-  House Type B - 3B/5p
-  House Type C - 2B/4p

Site Plan
1:1250





5.0 Scale

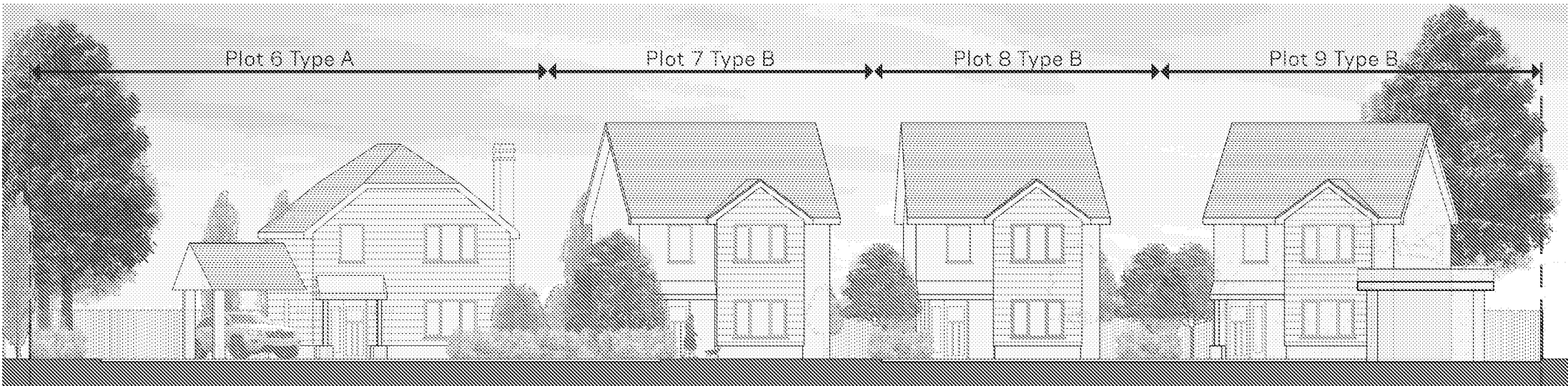


Section AA - 1:200

The proposals adopt a scale that is appropriate for a semi-rural site on the edge of open countryside.

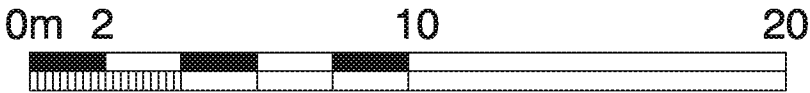
The impact of the development upon the Dappers Lane street-scene will be negligible, with a pair of modestly proportioned 2 bed dwellings addressing the road, with a 24m set back.

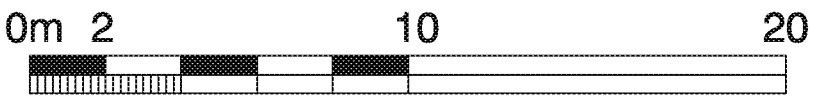
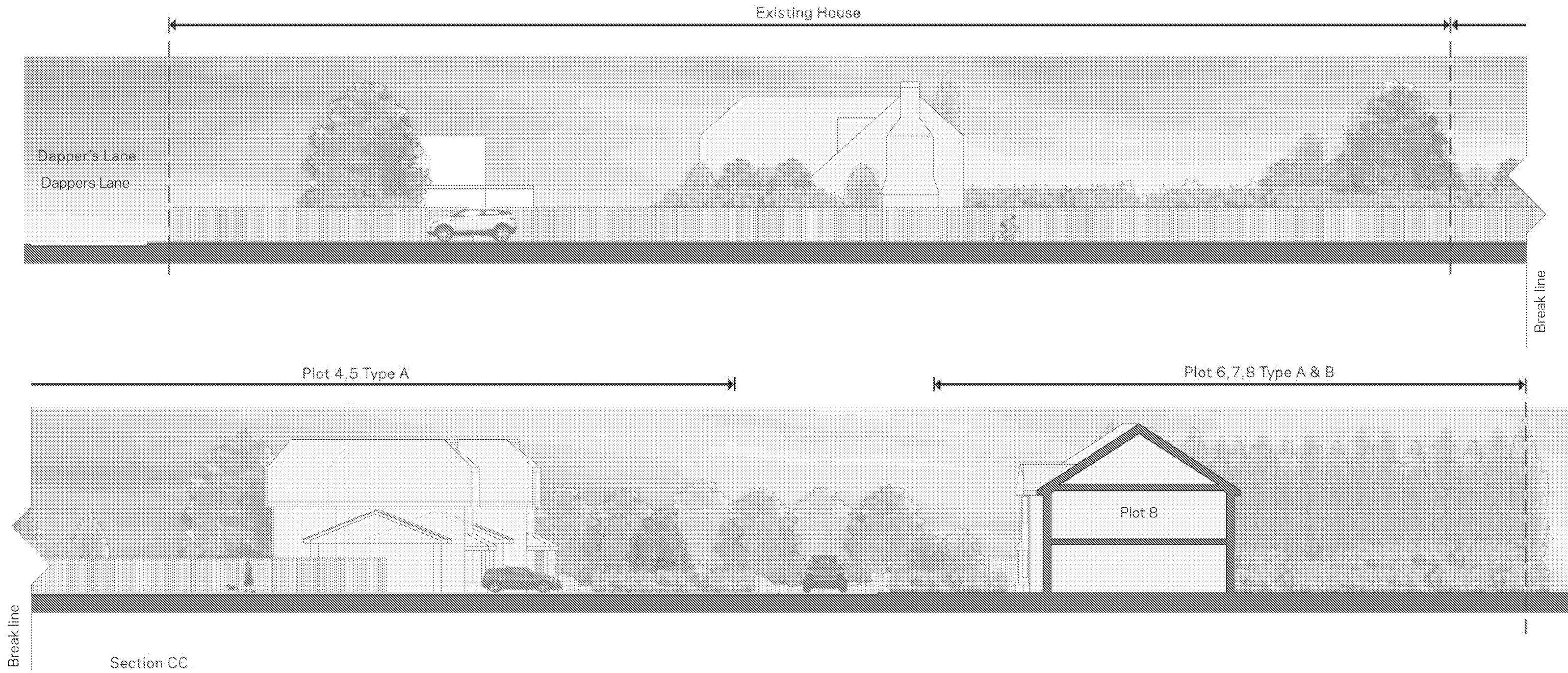
The majority of the proposed dwellings are located deeper within the site. Plot sizes are generous and well-spaced across the site maintaining a rural, open feel to the development. Generous rear gardens and set backs from the road provide a low density arrangement.



Section BB - 1:200

All house types are 2 storey and are sensitively scaled and proportioned. The eaves line of the proposed house types are lowered with internal skimming lines, so as to create a more subservient, low appearance. The use of lowered eaves and traditional gables / dormers is also more in keeping with the surrounding existing context.





6.0 Landscaping

The landscaping approach for the development seeks to maintain existing mature planting wherever possible. An arboricultural survey has been undertaken to inform this approach and this survey is included as part of the application.

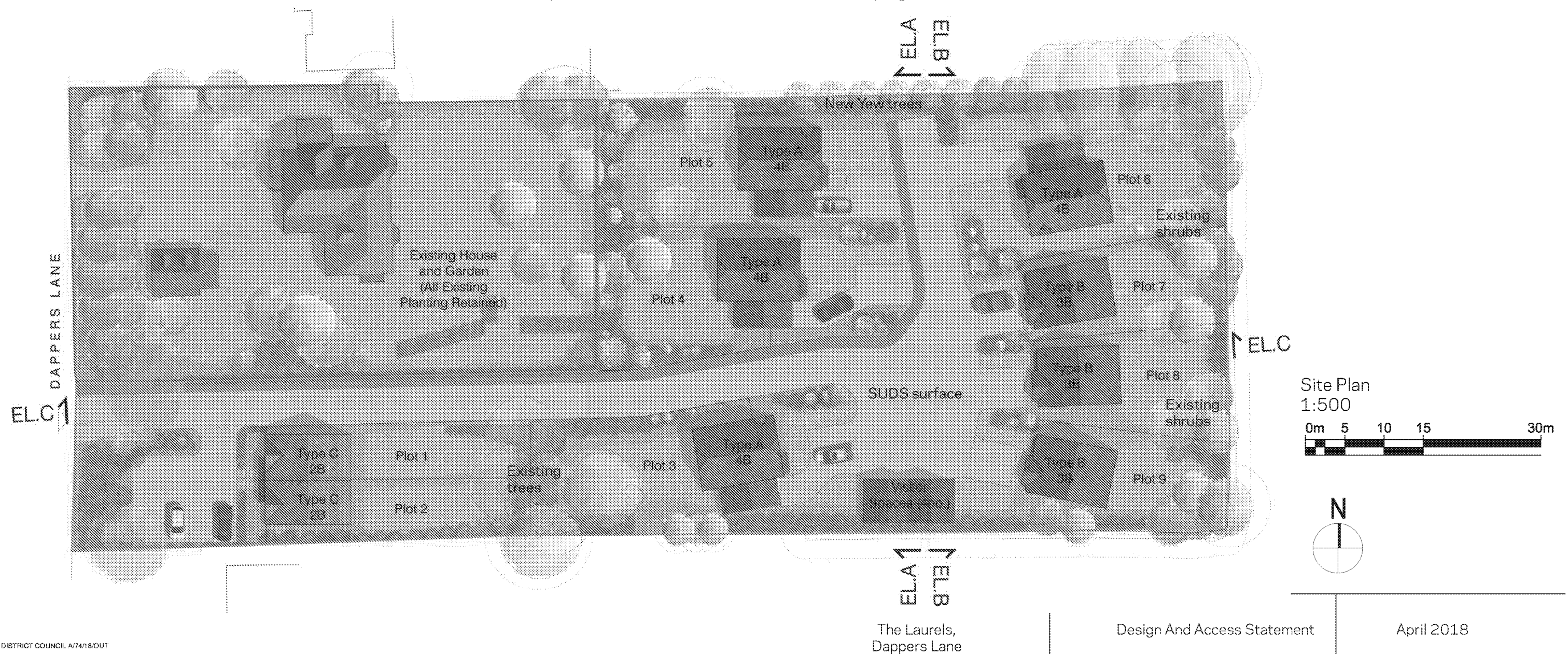
Several existing trees and shrubs across the site will be maintained where they contribute to the proposed rear garden spaces. Similarly, existing planting along the boundaries will also be maintained so as to screen views to and from the development.

The northern boundary will be enhanced by the removal of a line of irregular sized leylandi trees, and their replacement with a line of new yew trees. As an evergreen species, the yews will provide year round screening of views to and from the development on a boundary which separates the site from an industrial plot.

As previously described, the layout of the site creates generous set-backs of dwellings from the road. This set back space will provide for SUDS hardstanding for vehicles and soft landscaping to enhance the street-scene.

The shared road and pedestrian surface will be formed from SUDS compliant hardstanding with a subtle tonal difference so as to demarcate pedestrian from vehicular zones.

Elsewhere outside of the demise of each plot, extensive low maintenance planting will soften and enhance the overall feel of the development.



7.0 Appearance



The proposed dwellings are designed in a local Sussex vernacular style. This references both local buildings and the house which currently stands to the west of the site.

Clay tiled roofs and hung tile cladding are proposed along with traditional style hipped gables, and bay windows.

Sussex red brick is proposed for the ground floor elevations. Traditional detailing, such as soldier coursing and overhanging timber fascia boards are also proposed.

1. Example of typical Sussex vernacular
2. Existing house to the west of the site 'The Laurels' (rear)
- 3-4. Houses situated along Dappers Lane

8.0 Parking & Highways

In terms of parking provision on the site, we have allowed for the following:

- Plot 1: Type C - 2 space in parking court
- Plot 2: Type C - 2 space in parking court
- Plot 3: Type A - 3 driveway spaces + 1 car port
- Plot 4: Type A - 3 driveway spaces + 1 car port
- Plot 5: Type A - 3 driveway spaces + 1 car port
- Plot 6: Type A - 3 driveway spaces + 1 car port
- Plot 7: Type B - 2 driveway spaces
- Plot 8: Type B - 2 driveway spaces
- Plot 9: Type B - 2 driveway spaces

Along with 4no. visitor spaces, this allows for a total of 30 spaces across the site. This provision is in line with WSCC recommendations.

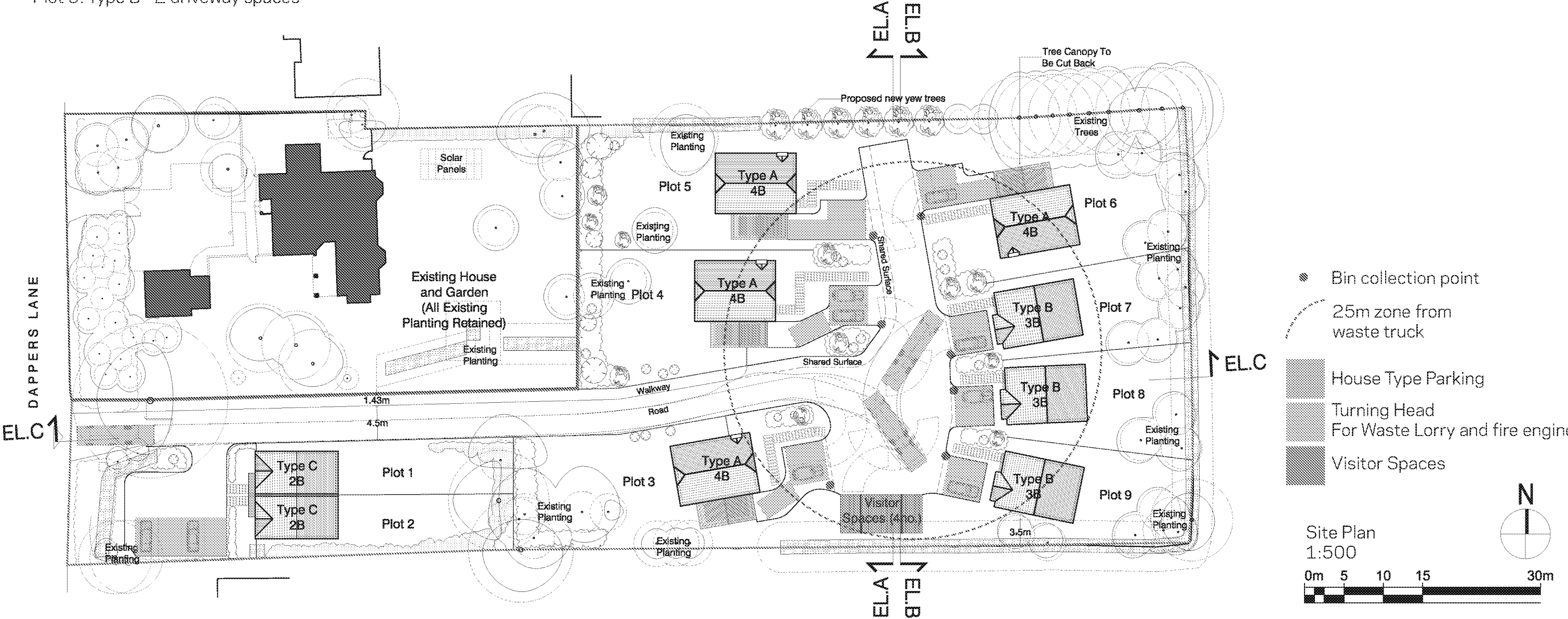
Swept path analysis has been carried out to verify that waste and fire vehicles (as used by WSCC) can safely access and leave the site in forward gear - as recommended in Manual for Streets.

9.0 Conclusion

The proposed development of 9 houses on this site is low in density and will provide much needed family homes for the area.

The masterplan and layout of the site have been developed with the site's rural location in mind, and the development will serve to enhance this under-used plot of land.

On this basis we urge the Local Authority to grant consent for this outline planning application.



Report Notes

1. THE BOUNDARIES SHOWN ARE BASED ON INFORMATION BY OTHERS. ALL BOUNDARIES TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
2. TOPOGRAPHICAL LEVELS TO BE CONFIRMED.
3. DESIGN & QUOTED AREAS ARE SUBJECT TO DESIGN DEVELOPMENT & STATUTORY CONSENTS.
4. ALL SURVEY INFORMATION SHOWN IS SUBJECT TO FURTHER SITE INVESTIGATION DURING DEMOLITION.

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